



THE
A-TEAM

**RE/MAX
FIRST**

8607-8825 52 Street #A2 209, Calgary T3J 4C5

MLS® #: **A2117905**

Area:

Listing Date: **04/02/24**

List Price: **\$366,699**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2026**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **715**
Low Sqft:
Ttl Sqft: **715**

DOM

263

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Other**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	8`0" x 8`4"	Laundry	Main	6`10" x 4`0"
4pc Bathroom	Main	5`0" x 5`1"	Dining Room	Main	10`6" x 8`1"
Kitchen	Main	10`6" x 8`1"	Living Room	Main	10`6" x 13`4"

Bedroom - Primary

Main

11`4" x 12`6"

Balcony
Legal/Tax/Financial

Main

11`7" x 6`7"

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Aria, a 715 sq.ft. single suite, boasts a versatile den that can serve as a cozy spare room or a spacious office. The kitchen, with its open layout, overlooks the dining area, leading into a luxurious living room, designed for both comfort and elegance. Aria offers options on both the east and west sides of the building, allowing for a choice between a serene courtyard view to the east or a majestic mountain panorama to the west. This suite perfectly combines functionality with breathtaking views ,catering to every preference. UNDERGROUND TITLED PARKING. Shopping and schools close by. All measurements have been taken from the builder's floor plan.**

Inclusions: **All appliances under the appliance section**
Property Listed By: **PropZap Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123